

**Minutes of Special and Regular Meeting of March 8, 2016
One Twin Pines Lane, Belmont, CA**

STUDY SESSION [Emergency Operations Center] 6:00 p.m.

ROLL CALL

Councilmembers Present: Hurt, Stone, Lieberman, Kim, Reed

Councilmembers Absent: None

Approve Modification to Development Review Fees

Tim Strinden, Belmont resident, spoke regarding development review fees and the comparisons with other cities. He also commented regarding engineering fees.

Perry Kennan, Belmont resident, suggested that tonight's meeting should have been televised. He commented regarding the calculation of productive hours as compared to other cities.

Finance Director Fil noted that fees are based on policy recommendations from City Council, including 100 percent cost recovery. He explained that Belmont's fees higher because its processes are more rigorous. He clarified that a new fee structure for design review can reflect new processes once they are in place.

Discussion regarding the level of effort for design review for smaller projects versus those that require a public hearing by the Planning Commission, resulting in the higher fees that currently exist.

Councilmember Stone noted that there may be some fees for which a subsidy may be desired. He clarified that he supports the 19 fees that are proposed to be reduced, the fees for modification of historic buildings, and the fees for complex projects. He noted that he would support other fee increases up to ten percent.

Councilmember Hurt expressed her desire that fees not result in a decrease of service to the community. She pointed out that some fees are proposed to be reduced and some are being eliminated. She expressed a desire to further consider some subsidy of single family design review fees.

Mayor Reed expressed support for full cost recovery.

Councilmember Kim expressed support for user fees and cost recovery. He expressed concern regarding level of service and impact on the general fund if fees are not increased appropriately. He noted that it is a distraction to look at other cities fees based on differences in levels of effort among the cities.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Hurt,

Resolution 2016-027 making amendments to the city's development review fees and establishing new and/or increased service fees as proposed was approved (4-1, Stone no).

Council concurred to address solar permit fees at a future date.

RECESS at this time, being 7:00 P.M. (Closed Session to be held after Regular Meeting.)

REGULAR MEETING

CALL TO ORDER 7:05 p.m. City Council Chambers

ROLL CALL

Councilmembers Present: Hurt, Stone, Lieberman, Kim, Reed

Councilmembers Absent: None

PLEDGE OF ALLEGIANCE

Led by City Treasurer Violet.

REPORT FROM CLOSED SESSION

City Attorney Rennie noted that the closed session will be held following the regular meeting.

SPECIAL PRESENTATIONS

Update from Silicon Valley Clean Water Regarding the Capital Project and Five Year Financial Outlook

Dan Child, General Manager, Silicon Valley Clean Water (SVCW) provided an update on the capital project to refurbishing the existing sewer treatment plant. He reviewed projects that have been completed to date, and described upcoming projects. He noted the total cost for the entire project ranges from \$225-\$230 million. He described a new Food Waste Initiative and new cogeneration system.

Discussion ensued regarding reclaimed water use.

Perry Kennan, Belmont resident, requested a soft copy of power point presentation ahead of the meeting. He commented regarding reclaimed water. He noted the water district's upcoming state of the District presentation.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Julia Mates, Planning Commissioner, thanked the City Council for the opportunity to attend the recent League of California Cities conference for commissioners.

Reverend Kristi Denham, Pastor, Congregational Church, spoke regarding affordable housing challenges in the region.

Perry Kennan, Belmont resident, spoke regarding the City Manager's Advisory Group. He noted

that the City needs to continue to address infrastructure needs.

COUNCILMEMBER ANNOUNCEMENTS

Mayor Reed announced an upcoming Infrastructure subcommittee meeting. Infrastructure subcommittee upcoming meeting.

Councilmember Kim spoke regarding new composting requirements for larger facilities going into effect. He noted that this could result in decreased trash costs.

Councilmember Stone announced upcoming benefit events for Carlmont High School and for School Force.

Councilmember Hurt described an event she attended with the Yasseen Foundation, and an event at the Belmont Library on Empowering Young Women Together.

COMMENTS ON CONSENT CALENDAR

Councilmember Stone spoke regarding the Davey Glen Park consent calendar item. He expressed support for moving forward on the completion of the park, and thanked the County, Davey Tree, Lyngso, and Mid-Peninsula Water District for their financial contributions to this project.

Councilmember Stone requested the removal of the item related to Firehouse Square for separate consideration.

ITEMS APPROVED ON CONSENT CALENDAR

Resolution 2016-028 authorizing solicitation of bids, and authorizing the City Manager to execute a Master Service Agreement with the lowest responsible bidder for an amount not to exceed \$210,000 for root foaming services

Approval of Minutes of Special and Regular Meeting of February 9, 2016, Minutes of Regular Belmont Fire Protection District of February 9, 2016, Minutes of Special Meeting of February 11, 2016 (Priorities Workshop), Minutes of Special Meeting of February 22, 2016 (Commission Interviews), Minutes of Special and Regular Meeting of February 23, 2016, Minutes of Regular Belmont Fire Protection District of February 23, 2016

including: 1) **Resolution 2016-029** Approving plans and specifications and authorizing advertisement for sealed bids for the Davey Glen Park Project (City Contract Number 2016-547); 2) **Resolution 2016-030** Approving a contract amendment for the tree work at Davey Glen Park for an amount not to exceed \$125,000; and 3) **Resolution 2016-031** Authorizing the purchase of the playground equipment in an amount not to exceed \$120,000 through the National Joint Powers Alliance Procurement Contract

Ordinance 2016-1101 Amending uniform qualifications for city boards and commissions

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Kim, the consent agenda was unanimously approved as amended.

ITEM REMOVED FROM CONSENT AGENDA FOR SEPARATE CONSIDERATION

Resolution authorizing the City Manager to execute a 60-day extension of the Exclusive Negotiating Agreement with Belmont Firehouse Square, LLC as the master developer for the Firehouse Square project

Councilmember Stone pointed out that this project has been ongoing for seven years. City Manager Scoles clarified that the exclusive negotiating agreement with the current developer was initiated in 2013.

Discussion ensued regarding lengthy process for exclusive negotiating agreement and the various factors associated with the delay in finalizing an agreement.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Hurt, **Resolution 2016-032** authorizing the City Manager to execute a 60-day extension of the Exclusive Negotiating Agreement with Belmont Firehouse Square, LLC as the master developer for the Firehouse Square project was approved (3-2, Stone, Reed no).

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Appointments to Planning and Parks and Recreation Commissions (Item taken out of order)
Discussion ensued regarding applicants and incumbents.

ACTION: Councilmember Stone made a motion to appoint all incumbents plus the addition of Talia Fine as a youth member to the Parks and Recreation Commission.

Councilmember Lieberman expressed support for Nathan Majeski for the two-year term, Justin Hendrix for the one-year term.

Councilmember Kim expressed support for Stephen Chamberlin for the two-year term, Justin Hendrix for the one-year term.

Councilmember Hurt expressed support for Stephen Chamberlin for the two-year term, Nathan Majeski for the one-year term.

Councilmember Stone expressed support for Nathan Majeski for the two-year term, Justin Hendrix for the one-year term.

Mayor Reed expressed support for Stephen Chamberlin for the two-year term, Justin Hendrix for the one-year term.

Discussion ensued.

ACTION: Councilmember Hurt made a motion, seconded by Councilmember Kim, and unanimously approved to appoint Nathan Majeski to a two-year term and Stephen Chamberlin to

a one-year term on the Planning Commission.

City Clerk Cook noted that the motion made earlier by Councilmember Stone had not yet been acted upon. Councilmember Stone withdrew the motion.

ACTION: Councilmember Hurt made a motion, seconded by Councilmember Stone, and unanimously approved the following resolutions:

Resolution 2016-033 Appointing Amy Goldfarb and Julia Mates to the Planning Commission for the appointment period March 8, 2016 through February 28, 2019

Resolution 2016-034 Appointing Nathan Majeski to a vacant position on the Planning Commission for the appointment period March 8, 2016 through February 28, 2018

Resolution 2016-035 Appointing Stephen Chamberlin to a vacant position on the Planning Commission for the appointment period March 8, 2016 through February 28, 2017

Resolution 2016-036 Appointing Jade Sebt and Talia Fine as youth members of the Parks and Recreation Commission for the appointment period March 8, 2016 through February 28, 2017

Resolution 2016-037 Appointing Stephanie Vargas, Karl Mittelstadt, and Thaddeus Block to the Parks and Recreation Commission for the appointment period March 8, 2016 through February 28, 2018

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmembers reported on their intergovernmental assignments.

Verbal report from City Manager

Greg. New engine for fire department put into service. BVSP upcoming PC study session. Sandbags available. Approval SM transit authority. Ralston improvements.

MATTERS OF COUNCIL INTEREST/CLARIFICATION

Support for AB 2502: Inclusionary Housing "Fix"

City Manager Scoles explained that AB2502 allows rental projects to be included in inclusionary housing ordinances. Council concurred to support a letter from the Mayor in support of this legislation.

ADJOURNMENT 9:20 P.M.

Terri Cook
City Clerk

Meeting audio recorded and video recorded.

9:25 P.M., RECONVENE SPECIAL MEETING TO CONSIDER:

CLOSED SESSION [Second Floor Conference Room]

- (1) Conference With Real Property Negotiators (Govt Code Section 54956.8) Property: 1300 El Camino Real, 1365 Fifth Avenue, and 875 O'Neill Avenue in the City of Belmont, APN 045-244-010, 045-244-150, and 045-244-160
Agency negotiators: Greg Scoles, Scott Rennie
Negotiating parties: City of Belmont and Belmont Firehouse Square, LLC
Under negotiation: Price and terms of payment for sale of City property

Attended by Councilmembers Hurt, Stone, Lieberman, Kim Reed

ADJOURNMENT 10:30 P.M.

Terri Cook
City Clerk